

LINCOLN PLANNING BOARD

NOVEMBER 15, 2006

MINUTES

A special meeting of the Planning Board was held on Wednesday, November 15, 2006, at the Town Hall, 100 Old River Road, Lincoln, RI.

Chairman Mancini called the meeting to order at 6:05 p.m. The following members were present: Patrick Crowley, Diane Hopkins, John Mancini, Gregory Mercurio, and Gerald Olean. Absent were David Lund, Michael Reilly and Town Engineer Kim Wiegand. Also in attendance were Town Planner Albert Ranaldi and Town Solicitor Mark Krieger. Margaret Weigner kept the minutes.

Chairman Mancini advised five members present; have quorum.

Mr. Ranaldi passed out a summary of the proposed Zoning Amendments to the Board members. Chairman Mancini asked if the Rural Protection Zone (RPZ) was receptive to people. Mr. Ranaldi replied that there has not been one application for a RPZ in the last five years. The committee tried to adopt a Rural Flexible Zone (RFZ), but the numbers just did not work. They tried to tweak it, but could not, so it was decided to let it rest. Chairman Mancini asked if both the RPZ and RFZ should be out of the proposed zoning changes and Mr. Ranaldi replied yes, one was not user friendly and he thinks that

people want standard subdivisions. Chairman Mancini commented that John Cullen's land would have been good for an RPZ project, as the development would be hidden. Mr. Ranaldi stated that Lincoln Meadows would have been a good area for a RPZ.

Mr. Ranaldi went through the summary and explained changes/additions:

- Article I - basic housekeeping changes.
- Article II - definitions moved to front and expanded. Some definitions were changed to match the state law.
- Article III - Use Regulations – biggest change was the Accessory Family Dwelling Unit. This was not previously allowed. The Accessory Family Dwelling Unit must be attached to the house and can have separate living quarters and entrance. Mr. Olean asked what will stop homeowners from renting out the in-law apartment. Mr. Ranaldi explained that the homeowner will have to file an annual statement with the Zoning Department and renew the special use variance every five years. If homeowners rent out the unit to non-family members and there are problems, the neighbors will be the first ones to report it. Chairman Mancini stated that some people always find ways to get around things. Mr. Ranaldi stated that the good will outweigh the people who try to outskirt it. Uses have been modified to promote and prevent things in certain areas. Use tables have been modified and a new zoning district has been added - Village Commercial Mixed Use (VCMU). Mr. Krieger asked if parking

was modified and Mr. Ranaldi replied that parking requirements are determined by use. VCMU will allow business/residential in the same building with a special use permit. Manville was zoned mostly BL – which promoted business. VCMU will allow smaller businesses with apartments upstairs.

- **Article IV - No substantive changes**
- **Articles V - No substantive changes**
- **Article VI - No substantive changes. One section was added to accommodate the proposed use allowed within the new Village Commercial Mixed Use Zone.**
- **Article VII - Inclusionary zoning is a recommendation from the Town's Affordable Housing Plan.**
- **Article VIII - Changes were made to the Area of Planning Concern Overlay District to include Route 116. The Mill Conversion Overlay District is a new district to give applicants direction on new development in old mills. Previously, use variances were needed. For example, Ryco in the Lonsdale Bleachery section was recently granted a use variance for a church. The building is existing and parking will be shared with Ryco and the church. Members discussed problems with shared parking in various businesses in other communities. Chairman Mancini commented that the businesses would have to reach an agreement on the parking.**
- **Article IX - No substantive changes.**
- **Article X - No substantive changes.**
- **Article XI - No substantive changes.**
- **Article XII - No substantive changes.**

- **Article XIII - No substantive changes.**
- **Article XIV - No substantive changes.**
- **Article XV - No substantive changes.**
- **Article XVI – No substantive changes.**
- **Article XVII – No substantive changes.**

All of the articles were updated to match the State Zoning Enabling Law, if needed. All zoning applications are now included in the back of Zoning Ordinance.

Chairman Mancini asked about §260-13, D. Mr. Ranaldi explained that it is an Ordinance that was amended in 2001. Mr. Krieger explained that this was a global settlement for a lawsuit that the track brought regarding the buffer zone. This does not affect Lincoln Park because they have pari-mutuel and greyhound racing.

Mr. Mercurio commented that there are many lots in the same neighborhood that fall under different zoning districts. He would like to see this cleaned up. Mr. Ranaldi stated that it would be impossible to do that. Chairman Mancini advised that the Town Council has two years to make changes to the Zoning Ordinance. Ms. Hopkins stated that the Board looks at zoning districts during the subdivision process.

Chairman Mancini asked about the definition for through lots on page 37. Mr. Ranaldi explained that the definitions for through lots were clarified.

Mr. Olean made a motion to submit a positive recommendation to the Town Council on the proposed amended zoning ordinance. Mr. Mercurio seconded motion. Motion passed unanimously.

There being no further business to discuss, on a motion made by Mr. Mercurio and seconded by Mr. Olean, it was unanimously voted to adjourn at 7:00 p.m. Motion passed unanimously.

Respectfully submitted,

Margaret Weigner